

RENTON CITY COUNCIL
Regular Meeting

November 8, 1999
Monday, 7:30 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

KING PARKER, Council President; DAN CLAWSON; KATHY KEOLKER-WHEELER; BOB EDWARDS; TONI NELSON; RANDY CORMAN; TIMOTHY SCHLITZER.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; JIM SHEPHERD, Community Services Administrator; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; SAM STAR, Principal Finance & Administrative Analyst; LINDA HONEYCUTT, Senior Finance Analyst; DEREK TODD, Finance Analyst; DENNIS CULP, Facilities Director; LESLIE BETLACH, Parks Director; RON STRAKA, Utility Engineering Supervisor; CHIEF A. LEE WHEELER, Fire Department; CHIEF GARRY ANDERSON, Police Department; COMMANDER KEVIN MILOSEVICH, Police Department; COMMANDER KATHLEEN MCCLINCY, Police Department.

PRESS

Denis Law, *Renton Reporter*
Robert Teodosio, *Renton Reporter*
Claire Booth, *South County Journal*

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL APPROVE THE MINUTES OF NOVEMBER 1, 1999 AS PRESENTED. CARRIED.

SPECIAL PRESENTATION

Budget: 2000, Capital
Improvement Project
Expenditures and History

MOVED BY KEOLKER-WHEELER, SECONDED BY PARKER, COUNCIL SUSPEND ITS RULES AND PROVIDE FOR A SPECIAL PRESENTATION BY COUNCILMEMBER KEOLKER-WHEELER IN RESPONSE TO A STATEMENT MADE BY MAYOR TANNER LAST WEEK. CARRIED.

Councilwoman Keolker-Wheeler responded to a memorandum from Mayor Tanner which was entered into the record of the City Council's regular meeting last week regarding the funding of capital improvement projects. Noting that the City has embarked on a number of capital improvement projects over the last several years and that it would be easy to get facts and figures mixed up when singling out a single project, Ms. Keolker-Wheeler said she has carefully reviewed the official records of City Council meeting minutes, adopted legislation, staff reports, and other information submitted or produced at Council committee meetings and City Council meetings for the purpose of correcting certain statements made in the Mayor's October 26th memorandum.

Specifically, Ms. Keolker-Wheeler said that she did not "intimate that now the Administration was coming to the Council to be bailed out of financial difficulty," nor did she compare "this situation to 1993" as the Mayor claimed. Emphasizing that she did not imply anything of the kind nor did she believe such to be true, Ms. Keolker-Wheeler said the Mayor was apparently referring to a passing remark from another councilmember about an emergency tax hike done eight years ago. This remark, however, did not mention a "bailing out" of any kind. Adding that she did not at all question the fiscal health of the City, Ms.

Keolker-Wheeler said she did, however, question the Administration's priorities for funding capital improvements and whether certain projects are funded without the proposed gambling tax increase.

Continuing, Ms. Keolker-Wheeler disputed the Mayor's contention that "... (\$1 million) was placed in the 1997 budget to effect roof repairs (for the pavilion building) and do seismic and exterior improvements. This proposal was opposed by Councilwoman Keolker-Wheeler." Ms. Keolker-Wheeler emphasized that, as she stated during last week's Council meeting, the record shows that Council put the funding for the piazza in a reserve fund to ensure there was community involvement and consensus on how to proceed before any monies were spent. The record also shows that Council unanimously approved appropriating \$200,000 for repairs to the Pavilion building in the interest of forestalling further damage to the building.

Ms. Keolker-Wheeler also disputed the Mayor's statement that "... the reason the Pavilion is not well underway at this time is due to Council blockage of the project," explaining that the Administration and the Council have not yet agreed on a clear vision for the future of this building. She expressed her hope that the Council and the Administration can move forward and tackle the many important issues facing them both.

Mayor Tanner replied that although it is true that Council placed \$1 million into reserve for the downtown piazza project on 3/16/98, at that time, the terms "piazza" and "pavilion" were used interchangeably. Pointing out that as of last March, the piazza project was fully funded, he said therefore it is clear that the remaining \$800,000 in the reserve fund is to be used for the pavilion building and not for the piazza. On 3/22/99, the Administration requested approval of the proposed use of the pavilion building as an exhibition/conference center with banquet capabilities. The Committee of the Whole acted to refer this item to the Community Services Committee for more in-depth study and review.

Responding to Ms. Keolker-Wheeler's comment that projects desired by Council such as the pavilion building and a skateboard park are being tied to the proposed increase in the card room tax, the mayor said to the contrary, his proposed 2000 Budget fully funds the pavilion project and does not tie this funding to any gambling tax increase. The mayor added that the Administration has taken numerous steps to proceed with improvements to the pavilion building, including commissioning various studies of potential uses and a Code compliance report which was issued last February. Mayor Tanner concluded that it is now up to Council to decide if it wants to move forward on this project.

Noting that this item is in Community Services Committee, Council President Parker looked forward to a recommendation from the committee to the full Council on this subject. He added that both Mayor Tanner and Councilmember Keolker-Wheeler have only the best interests of the City at heart.

Councilman Corman said that Council is indeed prepared to commit resources to improve the pavilion building, and is united with the Administration regarding the importance of doing so. He felt that this desire represented the common ground between Mayor Tanner and Councilmember Keolker-Wheeler on this subject.

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- * The City received the State's share of the Cedar River Flood Control project, which amounted to \$1,473,750.
- * The Human Services Division was thanked by an elderly couple of limited income who were grateful for the assistance they received from the City's Housing Repair Program.

Public Works: Cedar River
Flood Control Project

Mr. Covington then read a memorandum from Planning/Building/Public Works Administrator Gregg Zimmerman, which stated that due to construction delays of the Cedar River Flood Control project, the Cedar River Park between Logan Ave. and Lake Washington Blvd. will not be reopened until next June. Although grass seeding of the park began on October 6th, the new turf will be highly susceptible to damage until sometime next spring. In addition, repair of certain construction deficiencies cannot take place until the grass turf is established.

The memo added that construction delays have also affected the timing of work at the Senior Center, for which the estimated completion date has changed from January until early spring.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

City Clerk: Quarterly Contract
List, 7/99 to 9/99

City Clerk submitted Quarterly Contract List for July 1 – September 30, 1999; 73 agreements totaling \$8,724,025.19. Information.

CAG: 98-088, Renton
Municipal Jail, CEC Inc

Community Services Department submitted CAG-98-088, Construction of Renton Municipal Jail; and requested approval of the project, commencement of 60-day lien period, and release of retained amount of \$127,437.89 to Construction Enterprises & Contractors, Inc., contractor, if all required releases are obtained. Council concur.

CRT: 99-010, Errol Norman v
Renton

Court Case filed by Lembhard G. Howell and Mark E. Koontz, 720 Third Ave., Suite #2105, Seattle, 98104, representing Errol Norman, alleging false arrest, assault and battery, intentional and negligent infliction of emotional distress, malicious prosecution, violation of his civil rights, and negligence in connection with his arrest by Renton police officers on 6/28/98 for resisting arrest. Refer to City Attorney and Insurance Services.

Comprehensive Plan: Anona
Ridge Change from Rural to
Single Family (2412 Ferndale
Pl NE)

Economic Development, Neighborhoods and Strategic Planning Department submitted an application to amend the Comprehensive Plan Land Use Map to change a 1.97 acre site at 2412 Ferndale Pl. NE from Rural Residential to Residential Single Family (Anona Ridge). Refer to Planning & Development Committee.

Comprehensive Plan: West
Hill, Potential Annexation Area
Boundary Change to Include

Economic Development, Neighborhoods and Strategic Planning Department submitted an application to amend the Comprehensive Plan Land Use Map to change Renton's Potential Annexation Area boundary to include approximately 25 acres in the West Hill area, and to change this site's land use designation to Residential Options. Refer to Planning & Development Committee.

Annexation: Smith, Hoquiam
Ave NE & SE 113th St

Economic Development, Neighborhoods and Strategic Planning Department recommended a public hearing be set on November 22, 1999 on the proposed R-5 and R-8 zoning for the Smith Annexation; 12 acres adjacent to Hazen High School. Council concur.

Streets: Main Ave S
Temporary Closures

Transportation Systems Division requested authorization for two two-day temporary road closures of Main Ave. S. from S. 2nd to S. 4th Streets, for road construction; and for two two-day temporary road closures of Mill Ave. S., south

Streets: Mill Ave S Temporary
Closures

of Houser Way S., for railroad crossing improvements. Council concur. (See page 400 for resolution.)

CAG: 99-073, Blaine Ave
Water Main Replacement,
Richard Grant Const

Water Utility Division submitted CAG-99-073, Blaine Ave. NE Water Main Replacement Project; and requested approval of the project, authorization for final pay estimate in the amount of \$9,911.52, commencement of 60-day lien period, and release of retained amount of \$6,971.18 to Richard Grant Construction, contractor, if all required releases are obtained. Council concur.

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED.*

Saying that the Administration does not support amending Renton's Potential Annexation Area to include part of the West Hill area, Mayor Tanner noted that Council removed portions of this area from the City's PAA on 9/14/98 for various reasons, including environmental constraints, steep slopes and the lack of sewer service.

*MOTION CARRIED.

OLD BUSINESS

Utilities Committee

Public Works: Inflow &
Infiltration Program Study,
King County Agreement

Utilities Committee Chair Clawson presented a report regarding an agreement with King County for an Inflow/Infiltration Program Study. The King County Wastewater Treatment Division, as part of the County's Regional Wastewater Services Plan (RWSP), is pursuing the Inflow and Infiltration Program Study portion of the plan. This study will evaluate the existing level of Inflow and Infiltration (I&I), both within the County portion of the system as well as within each component agency's system, including Renton's. In order for the County to perform the monitoring and modeling within the City's system, an agreement needs to be executed by the City.

The Utilities Committee recommended concurrence in the Planning/Building/Public Works Department's recommendation that Council authorize the Mayor and City Clerk to execute the Utilities Cooperation Agreement with King County for an Inflow/Infiltration Program Study. The Committee further recommended that the resolution regarding this matter be presented for reading and adoption. MOVED BY CLAWSON, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 400 for resolution.)

Planning & Development Committee

Development Services: La
Pianta Project, Citizen Request
for Greater Density (Wilcock)

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding the request from Everett Wilcock for increased density at the La Pianta development. The Committee recommended sending a letter in response to Mr. Wilcock's comments. The letter explains that, while the City agrees with Mr. Wilcock that land which lies close to urban services should be developed to promote responsible growth and efficient land use, this particular site is characterized by steep-cut slopes created by its former mining activity. Additionally, a portion of the property is located over Renton's aquifer, and it includes environmentally significant bluffs leading down to the Maple Valley Highway. For these reasons, the City does not support an "urban village" style development at this location. The letter assured Mr. Wilcock that the site will not be restricted to a "rural" density, but rather will be developed with a mix of small lot single family detached and attached townhouse units. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance Committee

Finance: Vouchers

Finance Committee Chair Edwards presented a report recommending approval of Claim Vouchers 175998 - 176454 and two wire transfers in the total amount of \$2,823,597.42; and approval of Payroll Vouchers 22552 - 22784 and 522 direct deposits in the total amount of \$954,929.27. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**ORDINANCES AND
RESOLUTIONS****Resolution #3420**Streets: Main Ave S
Temporary Closures

The following resolutions were presented for reading and adoption:

A resolution was read authorizing the temporary closure of Main Ave. S. between S. 2nd and S. 4th Streets, and of Mill Ave. S. at the railway crossing at Houser Way South. MOVED BY SCHLITZER, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Streets: Mill Ave S Temporary
Closures**Resolution #3421**Public Works: Inflow &
Infiltration Program Study,
King County Agreement

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement with King County entitled "Utilities Cooperation Agreement By and Between the City of Renton and King County for an Inflow/Infiltration Program Study." MOVED BY CLAWSON, SECONDED BY SCHLITZER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for second and final reading:

Ordinance #4813Development Services: La
Pianta Project, NE 3rd/NE 4th
and Edmonds Ave NE

An ordinance was read changing the zoning classification of 94.05 acres located on the south side of NE 3rd/NE 4th Streets, east of Edmonds Ave. NE, from Residential Mobile Home (RMH) to Residential-10 Dwelling Units Per Acre (R-10) and Residential-14 Dwelling Units Per Acre R-14 (La Pianta Limited Partnership, R-99-054). MOVED BY NELSON, SECONDED BY SCHLITZER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:08 p.m.

MARILYN J. PETERSEN, CMC, City Clerk